This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010170

BILL GARRETT, Davidson County
Trans: T20100033292 DEEDWARR
Recvd: 06/02/10 13:28 2 pgs
Fees: 13.00 Taxes: 936.10
20100602-0042449

Record & Return
Talbott Title and Escrow, LLC
2212 8th Ave South
Nashville, TN 37204

Send Tax Bills To:
Owner
7353 Sugarloaf Dr.
Antioch, TN 37013.

New Owner is:
Martin P Adampa
7353 Sugarloaf Drive
Antioch, TN 37013

MAP: 181-01-0B

PARCEL: 184.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Reynaldo R. Hill and wife, Janina Hill**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Martin Adampa and Julia Adampa, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **7353 Sugarloaf Drive, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 118 on the Plan of Section Three, Addition to Sugar Valley, as of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Reynaldo R. Hill, unmarried, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 5-2-06 and recorded 5-4-06 in Instrument No. 20060504-0051889, in the Register's Office of Davidson County, Tennessee. Reynaldo R. Hill is now married to Janina Hill. Janina Hill hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in said property.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RH JM
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of May, 2010.

GRANTOR(S):

REYNALDO R HILL

JANINA HILL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Reynaldo R. Hill and Janina Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$253,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13